

143.0

0008

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

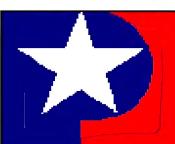
691,600 / 691,600

USE VALUE:

691,600 / 691,600

ASSESSED:

691,600 / 691,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
64		SPRING AVE, ARLINGTON

Legal Description							User Acct
							93295
							GIS Ref
							GIS Ref
							Insp Date
							11/14/08

OWNERSHIP

Unit #:

Owner 1: KUPILLAS KEVIN C & RACHEL R	
Owner 2:	
Owner 3:	
Street 1: 64 SPRING AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: WIDELL DAVID W-ETAL -	
Owner 2: WIDELL-AUBREY SARAH J -	
Street 1: 64 SPRING AVENUE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Stree
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
	4864
	Sq. Ft.
	Site
	0
	80.
	1.16 9

PREVIOUS ASSESSMENT										Parcel ID	143.0-0008-0018.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date			
2022	101	FV	235,500	3400	4,864.	452,700	691,600		Year end	12/23/2021			
2021	101	FV	228,600	3400	4,864.	452,700	684,700		Year End Roll	12/10/2020			
2020	101	FV	228,700	3400	4,864.	452,700	684,800		684,800 Year End Roll	12/18/2019			
2019	101	FV	198,200	3400	4,864.	424,400	626,000		626,000 Year End Roll	1/3/2019			
2018	101	FV	198,200	3400	4,864.	350,900	552,500		552,500 Year End Roll	12/20/2017			
2017	101	FV	198,200	3400	4,864.	322,600	524,200		524,200 Year End Roll	1/3/2017			
2016	101	FV	198,200	3400	4,864.	294,300	495,900		495,900 Year End	1/4/2016			
2015	101	FV	193,400	3400	4,864.	288,600	485,400		485,400 Year End Roll	12/11/2014			

SALES INFORMATION							TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
WIDELL DAVID W-	65350-131		5/12/2015		618,000	No	No						
PRESS GIL/ETAL	23406-249		7/9/1993		187,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
5/29/2019	738	Porch	6,800	C					6/29/2015	Permit Insp	PC	PHIL C	
6/16/2015	743	New Wind	13,350		6/16/2015			Install 24 replace	1/31/2013	Info Fm Prmt	BR	B Rossignol	
8/9/2012	1005	Redo Kit	21,100						11/14/2008	Meas/Inspect	355	PATRIOT	
									12/11/1999	Inspected	263	PATRIOT	
									11/23/1999	Mailer Sent			
									11/16/1999	Measured	264	PATRIOT	
									1/1/1990		PM	Peter M	

Sign: / / /

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 1	Rating: Average			SCUTTLE.									
Sty Ht: 2	2 - Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: WHITE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1928	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G14		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2	- Plaster			Functional:		%		Interior:	1	7	3	M					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T	- Typical			Special:		%		Kitchen:									
Prim Floors: 3	- Hardwood			Override:		%		Baths:									
Sec Floors:		%		Total:	26.4 %			Plumbing:									
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 130.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3	- Typical			Const Adj.: 0.98000199				COMPARABLE SALES									
Insulation: 2	- Typical			Adj \$ / SQ: 171.990				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 69500													
Heat Fuel: 1	- Oil			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 319999													
% Com Wal		% Sprinkled		Depreciation: 84480													
				Depreciated Total: 235519													
MOBILE HOME				Make:		Model:		WtAv\$/SQ:	AvRate:	Ind.Val							
SPEC FEATURES/YARD ITEMS				Serial #:													
PARCEL ID 143.0-0008-0018.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1930	26.96	T	40	101			3,400		3,400
More: N				Total Yard Items:				3,400	Total Special Features:						Total:	3,400	
SKETCH																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
FFL	First Floor	672	171.990	115,578													
BMT	Basement	576	51.600	29,720													
SFL	Second Floor	576	171.990	99,066													
EFP	Enclos Porch	96	54.470	5,229													
OFF	Open Porch	21	43.120	906													
Net Sketched Area: 1,941				Total:	250,499												
Size Ad	1248	Gross Area	1941	FinArea	1248												
IMAGE																	
AssessPro Patriot Properties, Inc																	